

## SUMMARY MINUTES

### REDMOND PLANNING COMMISSION SPECIAL MEETING

Wednesday, March 31, 2021 - 7:00 p.m.

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#### 1. Call to Order & Roll Call - 7:01 p.m.

Commissioners present: Chair Roy Captain, Vice-Chair Sherri Nichols, Judy East, Aaron Knopf. Commissioner Shefrin joined the meeting at 7:10 p.m.; Commissioner Raj joined the meeting at 7:25 p.m.

Commissioner absent: Commissioner Aparna (excused)

Staff Present: Public Works: Jeff Thompson, Peter Holte; Planning: Beverly Mesa-Zendt, Jeff Churchill, Beckye Frey

#### 2. Approval of the Agenda - Approved

❖ *Motion: Vice-Chair Nichols, seconded by Commissioner East; unanimous*

#### 3. Summary Minutes - Approved

[March 24, 2021](#)

❖ *Motion: Commissioner East, seconded by Vice-Chair Nichols; unanimous*

#### 4. Items from the Audience

Tom Hinman submitted written and oral comments on Agenda Item #7, Overlake updates. (Attachment A to these Summary Minutes)

#### 5. Annual Docket: Staff briefing on the schedule of review. Staff will review the upcoming schedule for review and consideration of the 2020-2021 Annual Docket of Comprehensive Plan Amendments.

Attachment: [Memo](#)

Staff Contact: [Beverly Mesa-Zendt](#), Deputy Planning Director 425-556-2423

❖ *Discussion only, no action taken at this time*

**6. Annual Docket: Staff briefing on update to the General Sewer Plan.** Public Works staff will provide a briefing to introduce the update to the General Sewer Plan that is coming forward as a part of the Annual Docket.

Attachments: [Memo](#), [Draft General Sewer Plan](#), [Executive Summary](#), [Presentation](#)

Staff Contact: [Jeff Thompson](#), Senior Engineer 425-556-2884  
[Peter Holte](#), Senior Planner 425-556-2822

❖ *Discussion only, no action taken at this time*

**7. Redmond 2050: Overlake Updates.** Staff will provide a briefing on the updates that are anticipated for the Overlake Area.

Attachments: [Memo](#), [Presentation](#)

Staff Contact: [Becky Frey](#), Principal Planner 425-556-2570

❖ *Discussion only, no action taken at this time*

**8. Discussion of topics and preparation for and the annual joint meeting with Council.**

Planning Commissioners will discuss and prepare for the joint meeting.

❖ *Discussion only, no action taken at this time*

## **9. Staff & Commissioner Updates**

Staff updates & scheduling:

- Discussion and a public hearing for Annual Docket applications for next year have been added to the extended agenda schedule.

❖ *Discussion only, no action taken at this time*

## **10. Adjourn - 8:10 p.m.**

Unless otherwise noted, the Redmond Planning Commission meetings begin at 7:00 p.m. in City Council Chambers 1<sup>st</sup> Floor, Redmond City Hall, 15670 NE 85<sup>th</sup> Street in Redmond. **Agendas and Minutes** are available on the City's website: [www.redmond.gov/planningcommission](http://www.redmond.gov/planningcommission).

**The Planning Commission can be reached by email at [planningcommission@redmond.gov](mailto:planningcommission@redmond.gov)**, by phone via the message line at (425) 556-2481, by fax at (425) 556-4242, or by mail at: City of Redmond, Planning Commission, Department of Planning and Community Development, Mail Stop 4SPL, P.O. Box 97010, Redmond, WA 98073-9710.

For more information on agenda items, please contact the staff person(s) listed for each topic or the **Planning Commission Liaison, Becky Frey, at (425) 556-2750 or [bfrey@redmond.gov](mailto:bfrey@redmond.gov)**.

**From:** [Tom Hinman](#)  
**To:** [imagineoverlake@gmail.com](mailto:imagineoverlake@gmail.com)  
**Subject:** Overlake as a Regional Growth Center  
**Date:** Tuesday, March 30, 2021 7:17:28 PM  
**Attachments:** Center Criteria.docx

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**External Email Warning!** Use caution before clicking links or opening attachments.

Greetings -

Here is some background for a Redmond Planning Commission agenda item scheduled for March 31, 2021 that will provide information on future plans for the Overlake neighborhood proposed in the context of Redmond 2050. Overlake will be addressed in the first phase of Redmond's next Comprehensive Plan. Links to that agenda item are included at the bottom of this email.

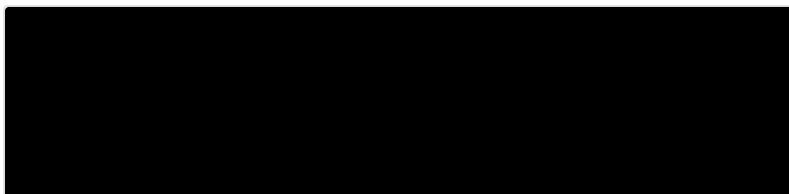
## **BACKGROUND**

On March 22, 2018, the Puget Sound Regional Council (PSRC) adopted an updated Regional Centers Framework. The paragraph below states its purpose:

*"In 2015, the Growth Management Policy Board adopted a scope of work to review the existing centers framework. The regional centers have been integral to regional planning for over 20 years, and this update represented an opportunity to reassess the system in place today and opportunities to recognize other places that are serving important roles in the region. The Regional Centers Framework outlines a revised structure and criteria for regional and countywide centers and direction to update policies and procedures to update to the regional centers framework."*

Overlake is among those locations identified as a Regional Growth Center Metro. Redmond's Downtown is designated a Regional Growth Center Urban. The map shows the distribution of these Centers and the attachment describes the desired Center criteria. A "Metro" is quite a bit more dense than an "Urban" Center.

[Centers | Puget Sound Regional Council \(psrc.org\)](http://psrc.org)





## **Centers**

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. They guide regional growth allocations...

## Regional Growth Centers and Manufacturing/Industrial Centers



### REDMOND 2050 CONTEXT

Redmond 2050 is the next Comprehensive Plan for the City of Redmond.

It is driven in some measure by growth targets established by the PSRC. Redmond 2050 will take several years to complete and is in early stages of development. The first phase will address Overlake since it is an area where growth is expected based upon Transit Oriented Development in the proximity of light rail stations with attendant planning complexities. The briefing for the Redmond Planning Commission tomorrow night will set the stage for additional work. Multiple opportunities for public comment from community members will be incorporated into the planning process.

Here are the links to the agenda item at the Planning Commission tomorrow evening.

[MEMORANDUM \(redmond.gov\)](#)  
[Overlake Discussion Topics & Updates \(redmond.gov\)](#)

Regards,  
Tom Hinman, Facilitator  
Imagine Overlake

*It takes a place to make a community....and a community to make a place.*

PS - This email list is a couple years old, so I apologize for errors. I hope you are keeping well. Please feel free to forward to other interested parties. To **UNSUBSCRIBE**, please notify me.

**From:** [Tom Hinman](#)  
**To:** [Becky Frey](#); [Planning Commission](#)  
**Subject:** Item from the Audience - March 31, 2021 Planning Commission Meeting  
**Date:** Wednesday, March 31, 2021 1:06:24 PM  
**Attachments:** Center Criteria.docx

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Hi - I would like to read this into the record under Items from the Audience at the Planning Commission meeting this evening. I can be reached at 415-246-5330.

## **Redmond Planning Commission Public Comment - March 31, 2021**

**By Tom Hinman, March 31, 2021**

Good Evening Commissioners –

I would like to comment on Agenda Item #7 regarding Overlake planning in Redmond 2050 Phase 1.

I have reviewed the agenda packet and done some additional investigation of the Regional Growth Center criteria set out by the PSRC. The map of Regional Centers as contained in attached PSRC documentation shows "Redmond Overlake" as a Metro Growth Center, however, the extent of that Metro area is by no means precise. My expectation is that definition of that area is the task ahead in Phase 1 as will be discussed this evening, after which up-zoning will be considered in due course. What is less precise is the extent to which "Redmond Overlake" overflows into a "Bellevue Overlake" since the Overlake Village Station will also serve ridership from the adjoining Northeast Bellevue community.

Also of note in attached PSRC documentation is the criteria for a Metro Growth Center as proposed for Overlake and in contrast to an Urban Growth Center as proposed for the Redmond Downtown. A Metro Center has a higher density and intensity of use than an Urban Center, driven largely by more extensive Transit Oriented Development. Interestingly, a Metro Center is also distinguished by serving as a "major civic and cultural center." Who knew that Overlake might have such an exciting development in its future while the Downtown may not?

I understand that staff is proposing an interjurisdictional working group with their Eastside peers, including Bellevue, to discuss planning matters. I have recommended that the Redmond Council also consider a joint meeting with their peers from Bellevue that would include discussion of Overlake's future, among other topics. I suggest that the Redmond Planning Commission consider a joint meeting with the Bellevue Planning Commission similarly focused on matters of mutual interest in preparation for any joint Council meeting. Topics could include normal Comp Plan categories with emphasis on:

- Transportation:

1. A joint traffic study to resolve current and projected congestion at the intersection of 156th, Bel-Red Road and 24th as well as high conflict areas along 148th
2. Linkages between bike-ped paths/trails between communities that assist mobility with some focus on safe access to Overlake Village Station from the south

- Recreation and Placemaking:

1. Overlake remains underserved by playgrounds or parks of any size...a shortage that will become more acute as more residents populate the Overlake district
2. Public gathering places and indoor community facilities where healthy social connections are fostered should be a priority, particularly if a "major civic and cultural center" could become a reality in Overlake.

- Utilities: Stormwater and electrical infrastructure connections could improve future resiliency in Overlake.

Thank you for considering these comments,

Tom Hinman

# Regional Growth Centers and Manufacturing/Industrial Centers



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